

PROPOSED COUNCIL STUDY ISSUE

For Calendar Year: 2004

Continuing ☐

New ☒

Previous Year (below line/defer) ☐

Issue: Evaluate Housing Mitigation for All Job Producing Development

Lead Department: Community Development

General Plan Element or Sub-Element: Land Use and Transportation Element and Housing and Revitalization Sub-element

1. What are the key elements of the issue? What precipitated it?

In 2003, the City codified the Housing Mitigation Fee that is charged to all industrial development over Zoning Code established Floor Area Ratio limits. The fee was set at \$8.00 per square foot for industrial development above 35% FAR. During review of that issue the business community asked that the Council consider the employment-generating contributions of all types of businesses, and possibly apply the Housing Mitigation Fee to all new development, not just industrial development above 35% FAR. This study would evaluate the economic development implications of a more comprehensive application of the Housing Mitigation Fee and examine whether current general plan policy should be amended.

2. How does this relate to the General Plan or existing City Policy?

Land Use and Transportation Element

Goal C2: Ensure ownership and rental housing options in terms of style, size, and density that are appropriate and contribute positively to the surrounding area.

Housing and Community Revitalization Sub-Element

Policy B.2: Continue to require office and industrial development above a certain intensity to mitigate the demand for housing.

Policy B.3: Continue to permit and encourage a mix of residential and job-producing land uses, as long as there is neighborhood compatibility and no unavoidable environmental impacts.

3. Origin of issue:

Councilmember: Vorrieter/Howe

General Plan: _____

Staff: _____

BOARD or COMMISSION

Arts	<input type="checkbox"/>	Library	<input type="checkbox"/>
Bldg. Code of Appeals	<input type="checkbox"/>	Parks & Rec.	<input type="checkbox"/>
CCAB	<input type="checkbox"/>	Personnel	<input type="checkbox"/>
Heritage & Preservation	<input type="checkbox"/>	Planning	<input checked="" type="checkbox"/>
Housing & Human Svcs	<input checked="" type="checkbox"/>		

Board / Commission Ranking/Comment:

This study issue was initiated by the City Council.

Housing & Human Services Commission	Board/Commission ranked	6	of	6
Planning Commission	Board / Commission ranked		of	

4. Due date for Continuing and Mandatory issues (if known): _____
5. Multiple Year Project? Yes ☒ No ☐ Expected Year of Completion 2005
6. Estimated work hours for completion of the study issue.
- | | |
|--|------------|
| (a) Estimated work hours from the lead department | <u>400</u> |
| (b) Estimated work hours from consultant(s): | <u>50</u> |
| (c) Estimated work hours from the City Attorney's Office: | <u>15</u> |
| (d) List any other department(s) and number of work hours: | |
| Department(s): <u>Finance</u> | |
| Total Estimated Hours: | <u>465</u> |
7. Expected participation involved in the study issue process?
- | | | |
|---|---|--|
| (a) Does Council need to approve a work plan? | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| (b) Does this issue require review by a Board/Commission? | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |

If so, which Board/Commission? Planning
Commission and
Housing and
Human Services
Commission

(c) Is a Council Study Session anticipated? Yes ☒ No ☐

(d) What is the public participation process?

During preparation of this study, staff would hold outreach and information meetings with the Chamber of Commerce, and other Sunnyvale business groups and the general business community.

8. **Estimated Fiscal Impact:**

Cost of Study	\$	30,000
Capital Budget Costs	\$	
New Annual Operating Costs	\$	
New Revenues or Savings	\$	
10 Year RAP Total	\$	

9. **Staff Recommendation**

- ☐ Recommended for Study
☐ Against Study
☒ No Recommendation

Explain below staff's recommendation if "for" or "against" study. Department director should also note the relative importance of this study to other major projects that the department is currently working on or that are soon to begin, and the impact on existing services/priorities.

reviewed by

Department Director

Date

approved by

City Manager

Date